



MEMORANDUM

Date: March 5, 2013
To: Chair Olson and Planning Commissioners
From: Natalie Amos, Associate Planner
Subject: Item 8.e.(2): Private Street Name for PUD-72

BACKGROUND

On November 4, 2008, the City Council approved a Planned Unit Development (PUD) plan consisting of six single-family lots located at 4693 and 4715 Augustine Street, filed under Case No. PUD-72. As required by condition No. 71 of Ordinance 1985 for PUD-72, an application was filed for a Vesting Tentative Tract Map (Case No. PTR-7952) to merge and re-subdivide the two parcels located at 4693 and 4715 Augustine Street into six single-family parcels. The Planning Commission approved PTR-7952 on January 14, 2009. At the time of Vesting Tentative Tract Map approval, no street name was proposed for the private, internal street that will serve as access to five of the six lots. Staff has included a focused view of the lots as Exhibit A.

PROPOSAL

The new property owner is in the process of recording the Final Map for this development with the City's Engineering Division and has requested to name the private street "Emmett Place." New street names, whether private or public, are reviewed internally by life-safety responders (i.e., Pleasanton Police Department, Livermore-Pleasanton Fire Department and the Alameda County Fire Department dispatch unit) and other City divisions/departments to ensure that the proposed name will not create delays in life-safety response times and/or conflict with existing street names within Pleasanton or adjoining jurisdictions (i.e., Dublin and Livermore). Once the street name is internally approved, the name is to be reflected on the Vesting Tentative Tract Map that is presented to the Planning Commission for review and action.

Since the street name was not shown on Vesting Tentative Tract Map 7952 at the time of Planning Commission action, the name is now before the Planning Commission for consideration. The proposed street name, "Emmett Place," has been reviewed and is found to be acceptable for use by the appropriate life-safety responders and City staff.

RECOMMENDATION

Staff recommends that the Planning Commission approve the private street name of "Emmett Place" for the previously approved Planned Unit Development plan for a six lot single-family development (PUD-72) located at 4693 and 4715 Augustine Street.

Please contact me at (925) 931-5613 / namos@cityofpleasantonca.gov should you have any questions/comments regarding this matter.

Attachment: [Exhibit A, Focused Lot View](#)